



## **2020-2021 Consolidated Annual Performance & Evaluation Report (CAPER)**

The City of Richmond  
Department of Housing and Community  
Development

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## Introduction

This 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) shows the City of Richmond's use of federal (entitlement grants) and local funds, as well as, the income levels and demographics of the people in which those funds served. The CAPER is for the period from July 1, 2020 to June 30, 2021 and represents the last year of reporting within the Five-Year Consolidated Plan (2016-2021) period.

The Consolidated Plan serves as a five-year road map with comprehensive goals and coordinated strategies to address housing and community needs of low-and-moderate-income residents. This unified, coordinated vision is a result of input from citizens, community development partners, and extensive research to determine needs. The City partners with nonprofit and for-profit organizations, neighborhood groups, and other local governments to undertake specific actions with the strategies developed. Each year, the City of Richmond must submit an Annual Action Plan to show how those needs will be addressed in the coming year and a CAPER to show how those needs were met within the past year. The Housing and Community Development Department of the City of Richmond administers and supports ongoing community development programs.

HUD requires that cities receiving federal housing and community development funds submit this report every year within 90 days of the end of each fiscal year. The Citizen Participation Plan that is part of the Consolidated Plan includes the federal requirement that the City seek public comment on the Draft CAPER for 15 days before submitting it to HUD.

Programs described in the CAPER are funded by both federal entitlement money and from other sources. The federal funds include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Emergency Solution Grant (ESG)
- Housing Opportunities for Persons with Aids (HOPWA)
- Community Development Block Grant Cares Act (CDBG-CV)
- Housing Opportunities for Persons with Aids Cares Act (HOPWA-CV)

Other funding for programs that the City supports include:

- City of Richmond's General Fund
- Supportive Housing Program
- Continuum of Care

- Other Federal Funds
- Competitive Grants
- State of VA
- Private funding
- City's Affordable Housing Trust Fund

The collective funding from the previously mentioned programs in the past year total over 16 million dollars. This funding was vital to be able to operate a variety of programs that serve the needs of City of Richmond's residents and fulfilling the goals and priorities established in the Five-Year Consolidated Plan.

The eight goals and priorities are:

- Add to affordable rental housing stock.
- Assist Special Needs population
- Business development and job creation
- De-concentrate public housing
- Fair housing
- Improve current housing stock
- Increase homeownership
- Reduce neighborhood blight

**FY 2020-2021 Results-At-A-Glance**

<b>Infill houses built/rehabbed and sold</b>	26 homes
<b>Owner-Occupied Rehab</b>	81 homes
<b>Job Training</b>	13 individuals
<b>Home-buying Counseling</b>	672 households
<b>Homebuyer Assistance</b>	38 households
<b>Benefit from Public Service Activities</b>	1,937 individuals and households
<b>Emergency shelter</b>	927 individuals
<b>Rapid rehousing</b>	185

## CR-05 Goals and Outcomes

**The FY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER), describes the results and benefits produced by the City of Richmond as projected by the City's FY 2020-2021 Annual Action Plan.**

The City's strategic plan contained in its 2016-2020 Consolidated Plan noted eight priorities for the City's use of federal and local housing funds:

- Add to affordable rental housing stock.
- Assist Special Needs population
- Business development and job creation
- De-concentrate public housing
- Fair housing
- Improve current housing stock
- Increase homeownership
- Reduce neighborhood blight

Throughout the city, programs offered by the City of Richmond positively impacted the lives of homeowners, homebuyers, renters, people experiencing homelessness, job seekers, people with HIV/AIDS, and those assisted by non-profits. In the past year, federal funding was allocated to different programs and was necessary for program delivery. The City of Richmond continued its CDBG activities of neighborhood revitalization, housing rehabilitation, emergency shelter operations, and public service grants to non-profits. HOME funds were made available for housing rehabilitation, housing development, and downpayment assistance. Emergency Solutions Grant (ESG) assistance was provided to homeless persons through five nonprofits. The ESG program was distributed in partnership with and the Greater Richmond Continuum of Care partnership (GRCOC). The City provided HOPWA funds for housing assistance to people with HIV/AIDS across the Richmond MSA and its partners.

This year's report summarizes how the City of Richmond's commitment of federal funds and other available resources addressed the priorities of the FY 2016-2020 Consolidated Plan for program year 2020, City fiscal year 2021(2020-2021). This report outlines the activities the City undertook in affordable housing new construction, home rehabilitation, local business support, neighborhood revitalization, public-private partnerships, fair housing support and special needs support programs, using over \$19 million in federal entitlement funds granted for the 2020-2021 fiscal year

including Cares Act and carryover funds from prior years.

The Department of Housing and Community Development (HCD) carries out the City's federally financed housing and community development programs. Throughout FY 2020-2021, the City continued to augment Section 3 opportunities, provide business financial assistance to area enterprises through the development of loan programs, and by delivering technical assistance to commercial clients. The HCD also allocated federal funds to sub-recipients for affordable housing development. HCD and the City as a whole, remains committed to revitalizing the City's neighborhoods and increasing economic opportunity.

During the 2020-2021 fiscal year, the City allocated 64.6%, or \$4,352,313 of total CDBG funds and 95% or \$3,134,712 of total the HOME funds for housing and neighborhood preservation activities, including carryover funds. The City used CDBG and HOME resources to contract with local housing community development corporations, non-profits, and the Richmond Redevelopment Housing Authority (RRHA) to achieve the goal of increasing homeownership, rehabilitating the existing housing units, and expanding the rental housing stock.

Activity	Total *
Rehabilitation	6 units
Owner Occupied Rehabs	81 units
New Construction	20 units
Downpayment Assistance **	38 households

*\*Note: Activity count covers units physically completed during fiscal year.*

*\*\* DPA provided by a housing counseling agency not a housing developer.*

The City appropriated funds to local non-profit housing developers for the construction of 20 new housing units. This year, Project:HOMES and Richmond Habitat used HOME funds to rehabilitate five properties and Richmond Habitat used CDBG funds to rehabilitate one property.

### **Increase Homeownership**

The HCD federally funded projects created twenty-six (26) new home owners. Of these units, thirteen (13) were new construction by Southside Community Development and Housing Corporation (SCDHC), seven (7) by Project: HOMES (PH), two (2) by Better Housing Coalition (BHC), and four (4) by Richmond Metropolitan Habitat for Humanity (RMHFH).

To advance homeownership opportunities in Richmond, the City contracted with local CDCs including Housing Opportunities Made Equal Inc. (HOME, Inc.), to support down payment and closing cost assistance to potential home buyers. This investment produced assistance for thirteen (13) first-time homebuyers.

The City is continuing to work with Southside Community Development and Housing Corporation on the development of a 22-unit, townhouse-style, and affordable homes to be sold to first time homebuyers with household incomes at or below the 80% AMI in the Swansboro Neighborhood. Currently, 22 units are in the construction phase. In addition, SCDHC completed the construction phase for 32 single-family townhomes homeownership in the Matthews at Chestnut Hill in the Highland Park community. As of June 30, 2021 13 units in Matthews had been completed for FY20-21. The SCDHC staff aims to lower the development cost in order for the projects to be affordable for low-income homebuyers.

### **Add to Affordable Rental Housing Stock**

The City supports activities that provide decent and affordable rental housing in its programs and private sector investments for low- and moderate-income residents. The City funded 72 rental units for RRHA's Jackson Ward Senior apartments for LMI renters.

RRHA continues to implement the Creighton Court Redevelopment Project during FY 2020-2021. The goal of the redevelopment is to transform the existing Creighton Court public housing complex and surrounding neighborhood into a mixed-income, vibrant community of choice. Other homeownership projects include the mixed income project of Hope VI Homeownership Project that will produce fifty-five (55) houses in the Blackwell Community; Greenwalk and the Neighborhood Homeownership Initiative which will create over 90 homes for affordable homeownership (earning less than 80% AMI) across the city; and the Jackson Place & West End Homeownership project that will produce mixed income communities for homebuyers earning less than 80% AMI).

*Low Income Housing Tax Credits* The Federal Low-Income Housing Tax Credit (LIHTC) program is sponsored by the U.S. Treasury Department and administered by the Virginia Housing Development Authority (VHDA) in the Commonwealth of Virginia. The LIHTC program is authorized under Section 42 of the Internal Revenue Code of 1986, and encourages the development of affordable rental housing by providing owners with a federal



income tax credit. It also serves as an incentive for private investors to participate with developers in the construction and rehabilitation of low-income housing. These credits are taken annually, for a term of ten years, beginning with the tax year in which the project was placed in service or in the following year. The program may reduce payable taxes by up to \$25,000 of non-passive income. Listed below is VHDA's most recent information about LIHTC projects being funded in Richmond in FY 2020-2021.

Project Name	Number of Units	Credit Amount Issued
Brady Square	66	\$901,023
Cameo Street	67	\$950,000

### Assist Special Needs Population

The City will continue to create and support safe, decent, and affordable housing opportunities, as well as necessary support services, for special needs populations, including the elderly, youth, persons with disabilities (including those with HIV/AIDS), and the homeless throughout the Richmond metropolitan area.

The City allocated \$392,068 in Emergency Solutions Grant funds to provide emergency shelter, and services to homeless individuals. During FY 2020-2021, 927 persons were provided emergency shelter, and 185 persons were provided with rapid re-housing assistance. Emergency financial assistance was also available through the City of Richmond and the Department of Social Services (DSS) to prevent families and individuals from becoming homeless from Code Enforcement activities throughout the City of Richmond. DSS provided emergency financial assistance and residence to 12 households.

To further address the needs of special populations, the City allocated the FY 2020-2021 HOPWA funds to three non-profits to assist persons with HIV/AIDS throughout the Richmond-Petersburg MSA. The HOPWA funds allocated to these agencies, totaled \$1,792,028.84 (including carryover funds and HOPWA-CV CARES Act funds), which included \$51,749 for administration. The agencies provided case management with supportive services, Permanent Housing Placement (PHP), Short Term Rent, Mortgage and Utility Assistance (STRMU), facility-based housing assistance, and Tenant Based Rental Assistance (TBRA). The City's HOPWA providers served 307 unduplicated households with case management and supportive services, of which 45 households received TBRA, 119 households received STRMU, 57 households were assisted with PHP, and 47 were supported

through facility based housing assistance. (Please refer to the HOPWA narrative portion of this document or the HOPWA CAPER for a more detailed account of HOPWA funded production.)

The Richmond Behavioral Health Authority provided 211 homeless families with case management, housing and barrier assessments and referrals to both main stream services and homeless services in the City of Richmond. The Office of Community Wealth Building provided job training and cybersecurity training to 13 low-income residents.

### **Business development and job creation**

The City continued to fund the Neighborhood Economic Development Program (NEDP) using CDBG funds. NEDP supported personnel administration of Commercial Area Revitalization Efforts (CARE) and Extra CARE neighborhood commercial areas, as well as the facilitation of CARE rebates (rebates are financed with City non-CDBG funds), to increase the number of businesses in City neighborhoods, and to create a safer environment for shoppers and businesses. In all, staff conducted the following activities under this project: provided assistance to all CARE areas, engaged actively with multiple business associations, continued to coordinate the Comprehensive Economic Development Strategy plan and conducted multiple security audits.

Through the Neighborhood Economic Development Project, the City maintained 19 CARE rebates totaling \$81,698.96. These public dollars stimulated approximately \$2 million dollars in private investment, helped to create 33 jobs, and retain 10 jobs.

Through the Enterprise Zone Program, the City maintained 33 rebates totaling \$171,218.8. These public dollars in turn stimulated approximately \$7 million in private investment, helped to create 102 jobs, and retain 142 jobs.

Additionally, the NEDP team assisted with the facilitation of building permit applications and gave technical assistance to individuals and/or businesses. Technical assistance consisted of assisting businesses with signage, economic development incentives, business relocation and site acquisition.

In FY 2020-2021, the City approved two Micro Enterprise Loans to the following businesses: Ms. Bee's Juice Bar for \$25,820 and 1st Stick Medical for \$20,000.

RRHA is working with its development partners to ensure and increase Section 3 and Women/Minority Business Opportunities for residents of Richmond. RRHA is working with City leaders, and community stakeholders by conducting outreach and job training events in an effort to engage city residents and inform them about Section 3 and Women/Minority Business opportunities.

### **Improve current housing stock**

A significant percentage of Richmond's housing stock is more than 60 years old. Maintaining this housing in good condition can sometimes be problematic, particularly for the elderly. Using federal and state/local funds, repairs have been made available through programs administered by local nonprofits.

Due to COVID-19, our non-profit partners were not able to complete a number of units through the owner-occupied rehab program. However, in FY 2020-2021, Project: HOMES assisted 60 owner occupied housing units, Rebuilding Together assisted 12 owner occupied housing units, and Habitat for Humanity assisted 13 owner occupied housing units with critical repairs that address code violations, life safety issues, and brought houses into compliance with Richmond rehabilitation standards. This work included replacing rotted floors, deteriorated roofs, broken sewer lines, plumbing repairs, and electrical upgrades and repairs.

### **De-concentrate public housing**

#### *Financial Resources for the redevelopment of public housing communities*

Richmond Redevelopment and Housing Authority (RRHA), through the U. S. Department of Housing and Urban Development (HUD), provides Low Income Public Housing and Housing Choice Vouchers to residents in the Richmond metropolitan area. Public Housing is provided through housing stock owned by RRHA and located within the Richmond City boundaries. Public housing is a critically important part of Richmond's low-income housing market; however, the housing concentration of poverty and public housing in limited areas of the City restricts economic opportunities for some of Richmond's residents. Additionally, the concentration of public housing places a heavier burden on support services and facilities that serve low-income public housing communities. The City and the RRHA seek to fully integrate public housing into the larger community while simultaneously upgrading and modernizing the housing stock through various financial resources.

RRHA will implement multiple repositioning strategies to include RAD and RAD blend, Section 18 disposition, demolition, voluntary conversion, Low Income Housing Tax credits (4% & 9%) state and Federal Historic Tax Credits and other city, state, Federal and private resources to convert low-income public housing into redeveloped, vibrant communities while also preserving long-term affordability. RRHA is utilizing RAD to convert 200 units for Fay Towers, and a total of 523 public housing units located at the following communities: Afton, Bainbridge, Fulton, Randolph, Stovall,

Stonewall Ave., 1200 Decatur, Fox Manor, 700 Lombardy, Old Brook and 1611 4<sup>th</sup> Ave. The first phase of Fay Towers redevelopment was completed in January 2017. Highland Park Senior Apartments replaced 77 units of the existing Fay Towers units. The second phase of redevelopment of Fay Towers with Jackson Ward Senior (72 units), which started construction July 2018 and was completed in FY 2020. The third phase involves the conversion of Baker School into 50 rental apartments and will be completed by September 2021.

RRHA intends to utilize the above-mentioned financial resources to provide families with better-maintained units while creating opportunities to leverage public and private resources, easing administrative and financial burdens, and preserving affordable housing. Repositioning moves families from a public housing platform to other forms of HUD rental assistance, such as Tenant Protection Vouchers (TPV), Project-Based Vouchers (PBV), or project-based rental assistance (PBRA). This change will help provide families with housing options, and preserve affordable housing units, address rehabilitation and physical needs, and place properties on a more stable financial foundation to achieve long-term viability of affordable housing.

#### *Choice Neighborhood - East End Transformation*

The East End Transformation continues to be a collaborative endeavor of the City of Richmond, RRHA, and other agencies and it is primarily focused on Creighton/Nile Mile and the Old Armstrong High School area. The East End Transformation will impact three key areas: Housing, People, and Neighborhoods. The Neighborhoods goal is to convert poverty areas into mixed-income and healthy communities. RRHA and City staff continue to engage residents, business, civic and community leaders in efforts for planning for the revitalization of the East End. RRHA has continued to with the replacement housing on the Armstrong Site. The Creighton Court is being replaced onsite, offsite, and through Richmond area with project-based voucher (PBV) assistance.

#### *HOPE VI*

RRHA also continues to work toward the close out of its 1998 HOPE VI grant. Current work is being done on the Hope VI Homeownership Project to create a mixed income project of the sale of fifty-five (55) houses for homeownership in the Blackwell Community.

## **Fair Housing**

Richmond recently updated its Analysis of Impediments to Fair Housing in the spring of 2021 while partnering with five of HUD grantees and RRHA. This analysis identified the barriers for the low-income people and minorities to obtain decent and affordable housing in the Richmond area and outlined solutions to the impediments that have been identified.

This past year, the City allocated CDBG and HOME funds to housing providers so that down payment and closing cost assistance could continue to be given to low-income homebuyers earning less than 80% of the area median family income. The following actions were taken during fiscal year 2020-2021 to further fair housing within the City:

- HOME, Inc. assisted 13 new home buyers through the down payment assistance program. 429 participants (duplicated) of HOME's Homeownership Services which includes individual counseling, credit repair, and money management were educated and provided written materials regarding Fair Housing.
- HOME, Inc. screened calls, emails, and web inquiries for illegal housing discrimination and refer appropriately – 325
- HOME, Inc. educated people who contacted HOME about fair housing rights and responsibilities – 237
- HOME, Inc. provided targeted outreach Face-to-face and/or online Outreach events held where City residents will receive information about HOME, Inc.'s services and raise awareness about fair housing issues and rights under the fair housing law – 18
- HOME, Inc. Social Media/Digital Advertising impressions were viewed 1,953,327
- HOME, Inc. continues to partner with the City of Richmond promoting homeownership in the Neighborhoods in Bloom areas.
- HOME, Inc. provided foreclosure prevention counseling to 64 clients, landlord information and referral services to 1,270 clients, and superior tenant training to 41 clients during FY 2020-2021.
- RRHA continues to educate and market core services to their residents as called for in their Strategic Plan. All new public housing and housing choice voucher participants are provided HUD and State Fair Housing literature.
- The City continued to encourage and support activities that educate residents on the following topics: fair housing, property insurance, home maintenance, lead-based paint, etc.

## **Reduce Neighborhood Blight**

There are a significant number of vacant and boarded buildings in the City. Many of these buildings are blighting influences on adjacent properties. The City is aggressively pursuing options to encourage action on these properties, preferably reinvestment to maintain the neighborhood fabric and

housing choices.

The City continues to help the Maggie Walker Community Land Trust (MWCLT) to grow. The city continues to transfer tax delinquent vacant parcels of land in targeted neighborhoods to the Richmond Land Bank, a program of the Maggie Walker Community Land Trust. MWCLT staff has created the additional infrastructure, regulations and citizen advisory panel mandated by City Council prior to any transfer of property from the city to the Richmond Land Bank. Land bank infrastructure will allow the MWCLT to accept and process a much greater number of tax delinquent parcels from the City annually. Eleven transferred properties will create 19 houses in the City of Richmond.

***Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)***

*Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.*

## Goals and Accomplishments

Table 1 - Accomplishments – Program Year &amp; Strategic Plan (5-Year) to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected-ConPlan (5-year)	Actual-ConPlan (5-Year)	Expected-Program Year (1-Year)	Actual – Program Year (1-Year)
Add to affordable rental housing stock	Affordable Housing Public Housing Homeless	HOME, State of Virginia	Rental units constructed	Household Housing Unit	500	170	66	0
Assist Special Needs population	Homeless Non-Homeless Special Needs	CDBG, HOPW, ESG, Continuum of Care, General Fund, ESG Match, Private, State of Virginia	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	750	30	0
			Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	625	271	125	280
			Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,025	1,026	505	160

			Homeless Person Overnight Shelter	Persons Assisted	5,500	2,377	1,325	856
			Homelessness Prevention	Persons Assisted	3,925	689	530	104
			Housing for Homeless added	Household Housing Unit	165	0	0	0
			HIV/AIDS Housing Operations	Household Housing Unit	325	453	274	225
			Other	Other	25	10	2	0
<b>Business development and job creation</b>	<b>Non-Housing Community Development</b>	CDBG, General Fund, Private, State of Virginia	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	49	15	13
			Jobs created/retained	Jobs	750	2,354	160	60
			Businesses assisted	Businesses Assisted	55	1,135	113	641
			Other	Other	5	0	0	0



Fair Housing	Affordable Housing	CDBG, State of Virginia	Other	Household Housing Unit	1,375	3,137	0	0
			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	300	672
De-concentrate public housing	Public Housing	CDBG	Other	Other	200	193	0	0
Improve current housing stock	Affordable Housing	CDBG, HOME, General Fund, Private, State of Virginia	Public service activities other than Low/Moderate Income Housing Benefit	Households Assisted	1,100	3,398	200	38
			Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	35	440	60	0
			Rental units rehabilitated	Household Housing Unit	0	27	145	21
			Homeowner Housing Rehabilitated	Household Housing Unit	270	297	92	81
			Other	Other	200	193	150	0

<b>Increase homeownership</b>	<b>Affordable Housing</b>	CDBG, HOME, General Fund, Private, State of Virginia	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	210,250	350,285	2,600	672
			Homeowner Housing Added	Household Housing Unit	550	164	40	20
			Direct Financial Assistance to Homebuyers	Households Assisted	215	184	45	38
			Other	Other	20	14	2	6
<b>Reduce neighborhood blight</b>	<b>Affordable Housing Non-Housing Community Development</b>	CDBG	Housing Code Enforcement/Foreclose d Property Care	Household Housing Unit	25,000	12,066	0	0

***Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.***

In FY 2020-2021, the City worked diligently to meet the priorities and strategies of anti-poverty outlined in the Consolidated Action Plan. The City maintained a strong structure for implementing the priorities and strategies of the 2016-2020 Consolidated Plan and for proper allocation of its CDBG and HOME funds. Under the strategy, fiscal year 2020-2021 CDBG and HOME funds were dedicated primarily to housing and neighborhood preservation activities.

In order to achieve the highest impact with the resources available, approximately \$1,094,5013 of CDBG and \$901,880 of HOME funds were expended to enhance targeted neighborhoods. The funds were allocated to support rehabilitations, new construction, demolitions, acquisitions, emergency housing assistance, down payment and closing cost assistance, and operating support and planning in order to revitalize our neighborhoods.

The City of Richmond has addressed blight within its neighborhoods by providing owner occupied housing with repairs that address code violations and local rehabilitation standards. By assisting low-income residents with much needed repairs, the City reduces blight, ensures safe and decent housing, and raises home values. The City's code enforcement program addresses blight within neighborhoods forcing property owners to maintain and improve their properties. By addressing and reducing code violations on vacant lots and abandon buildings, the City code enforcement division eliminates properties that could harbor criminal activities.

Using CDBG funding, the Richmond City Health District along with its partners and pediatric offices screened 38 children for lead blood levels during the fiscal year 2020-2021. The RCHD also conducted 212 education and outreach activities to individuals and community groups on the dangers of lead based paint as part of the Healthy Homes program in FY 2020-2021. Healthy Homes Assessments were conducted on 33 homes throughout the past year. Precautions were taken as a result of COVID-19, that halted testing and outreach events during the fourth quarter.

The tables below outline the projects and organizations that received and administered programs with CDBG and HOME funds during FY 2020-2021, as well as the organizations that carried out the projects. Note that some organizations used both CDBG and HOME funds in a project, while others used the funds separately.

**CDBG Projects and Fund Expenditures:**

<b>Funded Projects</b>	<b>Organization</b>	<b>Available Funding</b>	<b>Expended</b>
Blackwell/Swansboro Affordable Homeownership FY19-20A	PH	\$ 262,000.00	\$ 198,000
Church Hill Central NIB	BHC	\$ 5,600	\$ 5,600
Church Hill Affordable Ownership	PH	\$ 197,000	\$0
Citywide Critical Home Repair	PH	\$ 607,265	\$523,367
Citywide Owner Occupied Home Repair	PH	\$ 489,825	\$303,220
Keystone Program City-Wide DPA	HOME Inc.	\$ 349,957	\$88,576
Exterior Home Repairs	Habitat	\$ 280,000.00	\$ 224,624
Lead Grant Reduction Activities	DECD/PH	\$ 158,841	\$ 114,921
Matthews at Chestnut Hill	SCDHC	\$ 398,001	\$249,887
North Oak	BHC	\$382,000	\$36,510
Pathways to Independence	SCDHC	\$ 90,583	\$ 90,583
Rebuilding Together Year Round	Rebuilding Together	\$ 277,441	\$181,515
Revitalizing Blighted Properties	Habitat	\$ 54,000	\$ 54,000
Sec 108 2012 Loan Repayment	Finance	\$711,872	\$711,872
The Hollands	SCDHC	\$ 200,000	\$167,220
The Columns on Grove	BHC	\$ 66,000	\$ 66,000
Townhomes At Warwick Phase II	NWTII	\$ 185,800	\$ 167,220
Metropolitan Business League Programs	MBL	\$ 80,000	\$ 80,000
Neighborhood Economic Development	DED	\$ 300,000	\$100,000

Citywide Revolving Loan Fund	DED	\$ 62,825	\$ -
Block Grant & Finance Administration	HCD	\$ 375,000	\$353,578
Fair Housing Support and Outreach	HOME Inc	\$ 40,000	\$ 40,000
Historic Review	HCD	\$ 48,000	\$ 23,571
Neighborhood Planning	HCD	\$ 340,000	\$266,525
Regional AI FY19-20A	Plan RVA	\$ 45,490	\$ 42,196
Conservation & Revitalization Planning FY19-20A	RRHA	\$ 30,000.00	\$ -
Lead Safe & Healthy Homes outreach Support	RCHD	\$ 125,000	\$76,388
Housing Code Enforcement Counseling Program	DSS	\$ 90,000	\$ 82,551
Housing Counseling & Information	HOME Inc.	\$ 200,000.00	\$199,999
Cyber Security Workforce	OCWB	\$ 50,000.00	\$ 10,000
Residential Support for Homeless Families	RBHA	\$ 100,000	\$77,557
Pathways to Independence	SCHDC	\$ 30,000	\$ 30,000
Positive Paths	Trinity	\$ 35,000.00	\$ 0
Baker School	RRHA	\$ 75,000	\$75,000

#### HOME Projects and Fund Expenditures:

Funded Projects	Organization	Available Funding	Expended
Affordable Housing Program (Pilot)	Habitat	\$110,000	\$44,000
Blackwell PH	PH	\$300,000	\$0

Carver Affordable Homeownership	PH	\$110,000	\$0
Church Hill BHC	BHC	\$33,600	\$33,071
Center Creek Homes	CCC	\$60,000	\$0
Citywide Owner Occupied Home	PH	\$201,239	\$201,239
Community Housing Empowerment NIB DPA	HOME inc	\$633,260	\$137,482
HOME Program Administration	HCD	\$150,000	\$177,153
Matthews at Chestnut Hill	SCDHC	\$340,730	\$263,145
Revitalizing Blighted Properties	Habitat	\$234,965	\$149,794
Rose Corridor Partnership Development - BHC	BHC	\$234,965	\$0
SBH Gateway Revitalization	PH	\$54,000	\$36,000
The Hollands	SCDHC	\$421,953	\$419,870

## CR-10 Racial and Ethnic Composition of Families Assisted

	CDBG	HOME	ESG	HOPWA
White	296	8	130	42
Black or African American	1573	25	912	338
Black/African American & White	37	1	29	7
Asian	9	1	4	0
Asian & White	4	0	1	0
American Indian/Alaskan Native	10	0	6	0
Native Hawaiian or Other Pacific Islander	0	0	3	1
American Indian/Alaskan Native & Black/African American	13	0	4	2
American Indian/Alaskan Native & White	5	0	0	0
Multiple Races/Other	191	0	23	6
Unknown	5	0	0	0
<b>Total</b>	<b>2,143</b>	<b>35</b>	<b>1,112</b>	<b>396</b>
Hispanic	107	0	18	16
Not Hispanic	2036	35	1,094	380

Table 2 – Table of assistance to racial and ethnic populations by source of funds

As shown in the table, the majority of program beneficiaries were members of racial minority groups (87% were not White alone). The largest group served was “Black or African-American” representing 77% of receiving assistance. Only 3.8% of those assisted were of Hispanic ethnicity.

## CR-15 Resources and Investments

### *Identify the resources made available*

In the past year, 9.9 million of HUD federal funding was spent by the City of Richmond and its partners to fund community development and housing programs. General Fund dollars from the City of Richmond, state

funding, and private funding (procured by organizations to help fund their programs) made up thirty-three million dollars spent in the past year.

### Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$6,737,500	\$4,833,973
HOME	public - federal	\$3,284,712	\$1,284,600
HOPWA	public - federal	\$1,601,385	\$1,338,686
ESG	public - federal	\$417,889	\$334,931
CDBG-CV	public - federal	\$4,045,895	\$1,701,987
HOPWA-CV	public - federal	\$194,445	\$182,779
ESG-CV	public - federal	\$3,306,232	\$2,492,990
Continuum of Care	public - federal	\$150,000	\$233,320
General Fund	public - local	810,000	\$327,592
Other	public - federal	0	\$10,655,243
Other	private	\$2,028,870	10,192,809
Other	public - state	\$2,028,870	\$9,769,921

(\*: includes budgeted carryover amounts)

### Identify the geographic distribution and location of investments

#### Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Broad Street Downtown Corridor	1	0	



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Brookland Park Boulevard Corridor	5	0.36	Housing Development
Carver - Newtowne West Corridor	1	0	
Church Hill - Central Corridor	2	0.36	Housing Development
East End - Eastview Corridor	3	0	
East End - Nine Mile Road Corridor	1	0	
Highland Park Southern Tip Corridor	6	6.06	Housing Development
Hull Street - Lower Corridor	1	0	
Hull Street - Swansboro Corridor	6	8.02	Housing Development
Jefferson Davis - Bellemeade Corridor	6	4.08	Housing Rehabilitation
Jefferson Davis - Blackwell Corridor	6	1.99	Housing Development
North Jackson Ward Corridor	1	0.75	Multifamily Development
Citywide	64	64.66 Housing Development, economic development and grant administration, assistance to homeless and job training.	

## Narrative

The anticipated distribution of funds is aligned with actual expenditures. The greatest percentage of funds was spent on activities with citywide beneficiaries. The Highland Park Southern Tip Corridor was allocated the highest amount of funding in the City's target areas as it was anticipated.

## **Leveraging**

***Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.***

In addition to CDBG and HOME funds, the following local, state, federal, and private resources were made available to the City during FY 2020-2021 to carry out the priorities and strategies of the Consolidated Plan. The City is transferring tax delinquent properties for the benefit of low- and moderate-income households to Maggie Walker Community Land Trust and to our non-profit developers. The City transferred 23 acres of public land formally housing a high school and a park to be redeveloped as Church Hill North project.

### **Other Federal Funds**

Project: HOMES used \$33,472 of LIHEAP/DOE funds to assist low-income households, for its Citywide Owner Occupied Home Repair Program.

Southside Community Development and Housing Corporation (SCDHC) closed Section 108 loan to fund costs associated with the construction of the houses in Matthews at Chestnut Hill in the amount of \$285,041 during FY 2020-2021. The homes were sold to families with incomes at or below 80% of AMI. Thirteen homes were completed and sold.

### **Competitive Grants**

HOME Inc. used \$30,000 from VHDA, and \$285,681 from HUD in 2020-2021.

Habitat: used 130,000 in Corporate and Corporate Foundation Grants for its Revitalizing Blighted Properties project.

### **State of Virginia**

HOME Inc. used \$233,307 of Virginia DHCD funds for its Housing Counseling and Information project. HOME, Inc. also used \$508,070 from other localities, and \$251,638 from foundations funds for its Keystone Citywide DPA program and Community Housing Empowerment NIB DPA project.

### **Private Funding Sources**

Project: HOMES used \$284,950 of private funds for its Citywide Community Improvement project. Better Housing Coalition leveraged \$998,979 in private funds and \$14,660 year end grant for its house production in Church Hill NIB and Rose Corridor. Habitat: used \$125,000 in private donations for its Revitalizing Blighted Properties project.

**Fiscal Year Summary - HOME Match Report**

<b><i>Fiscal Year Summary – HOME Match</i></b>	
1. Excess match from prior Federal fiscal year	6,307,063.29
2. Match contributed during current Federal fiscal year	\$260,500.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$6,567,563.29
4. Match liability for current Federal fiscal year	\$169,360.45
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$6,398,202.84

Table 3

**Match Contribution for the Federal Fiscal Year**

1. Project Name Other ID	2. Date of Contribution	3. Cash (non- Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land/Real Property	6. Required Infrastruc ture	7. Site Preparation, Construction Materials, Donated Labor	8. Bond Financing	9. Total Match
Townhomes at Warwick Phase 2		\$260,500						\$260,500

Table 4

**HOME MBE/WBE Report****Program Income**

Program Income – Enter the program amounts for the reporting period				
<i>Balance on hand at beginning of reporting period</i>	<i>Amount received during reporting period</i>	<i>Total amount expended during reporting period</i>	<i>Amount expended for TBRA</i>	<i>Balance on hand at end of reporting period</i>
\$	\$	\$	\$	\$
\$193,582.66	\$379,958.59	\$276,122.35	0	\$297,418.90

Table 5

**Minority Business and Women Business Enterprises**

**Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period**

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	293	5	7	81	26	175
Dollar Amount	\$19,228,537.38	\$121,307.00	\$7,376,727.00	\$1,885,307.00	\$3,660,155.89	\$6,185,044.49
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Number		15	274			

Dollar Amount		\$320,625.00	\$18,868372.38
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Table 6

**Minority Business Enterprises and Women Business Enterprises** – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

### Minority Owners of Rental Property

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 7

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
<b>Parcels Acquired</b>	0	0
<b>Businesses Displaced</b>	0	0
<b>Nonprofit Organizations Displaced</b>	0	0
<b>Households Temporarily Relocated, not Displaced</b>	0	0

### Relocation and Real Property Acquisition

	Total	Minority Property Enterprises	
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<b>Households Displaced</b>		<i>Alaskan Native or American Indian</i>	<i>Asian or Pacific Islander</i>	<i>Black Non-Hispanic</i>	<i>Hispanic</i>	<b>White Non-Hispanic</b>
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 8

## CR-20 Affordable Housing

*Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.*

### Number of Households

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	708	172
Number of Non-Homeless households to be provided affordable housing units	388	102
Number of Special-Needs households to be provided affordable housing units	608	180
<b>Total</b>	<b>1,704</b>	<b>454</b>

### Number of Households Supported

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	508	352
Number of households supported through The Production of New Units	106	32
Number of households supported through Rehab of Existing Units	237	70

	One-Year Goal	Actual
Number of households supported through Acquisition of Existing Units	0	0
Total	851	454

Table 9 – Number of Households Supported

***Difference between goals and outcomes and problems encountered in meeting these goals***

The two tables were realigned to show what types of households benefitted from the following activities: rental assistance, new unit production, rehab of existing units. This reduced the overall count of the “number of households” chart significantly but the realignment made more logical sense of what HUD intended for this section. Another factor in not reaching goals was the effect of the COVID-19 pandemic in slowing down housing production.

Although not counted in the table above, ESG projects served 172 persons through rapid re-housing services. The use of the federal CDBG and HOME dollars to affordable housing provided 26 households with new and rehabilitated single-family housing and 21 multi-family rental units in FY 2020-2021. Eighty-one owner-occupied rehabilitations were completed. Additionally, 38 households were provided downpayment assistance toward buying their home.

Special needs populations include: elderly people; people with disabilities such as physical, mental, intellectual, and developmental; veterans; and people with HIV/AIDS. This population data may be limited because it was dependent upon the if the special needs population type was disclosed by the household. Individuals experiencing homelessness accounted for 38% of those provided affordable housing units while special needs populations provided affordable housing accounted for 40% of the total.

***Discuss how these outcomes will impact future annual action plans.***

The City continued to appropriate federal funding toward affordable housing in FY 2020-2021. The new construction of 82 new units, or 54% of units completed (total of rehab and new construction). Rental assistance accounted for 78% of the total affordable housing units provided, serving primarily homeless and special needs populations.

Additionally, the rehabilitation and critical repair of existing owner occupied housing units occupied accounted for 15% of all affordable housing units provided in the fiscal year. The City has two rental projects under construction that will be completed in FY 2021. They are the Baker School and Townhomes at Warwick.

Several single family projects have been delayed because they are dependent upon HUD approving RRHA to release former HOPE six properties. These efforts will continue as outlined in the City's Annual Action Plan for FY 2020-2021. Specifically, Southside Community Development and Housing Corporation (SCDHC) completed the final construction phase for 32 single family townhomes homeownership in the Matthews at Chestnut Hill

in the Highland Park community. Southside Community Development is in the construction phase for the 22 townhomes single-family homeownership in the Swansboro NiB area but has been delayed by permit issues and state historic preservation issues. In addition the City of Richmond has a hot housing market making acquiring properties either expensive or not affordable.

The City is shifting its focus to increase the number of affordable rental units in addition to focusing on the construction of affordable homeowner units, as outlined in the City's 2016-2020 Consolidated Plan. In FY 2017-2018, the City funded Richmond Redevelopment and Housing Authority (RRHA) CDBG dollars to convert the former Baker School into 50 apartment units for seniors and 30 rental units by SCDHC's New Townhomes at Warwick and will be completed this current fiscal year (FY 2022).

In the wake of the COVID-19 pandemic, a number of owner-occupied rehabs were delayed or not completed. Many homeowners held off accepting assistance as a result of health concerns.

Due to limited funding and increased construction costs, the development of affordable housing is always an issue for the City of Richmond. As a result, affordable rental housing construction is an open-ended process which can take years to accumulate and show the effects. Affordable housing in low- and moderate-income areas, especially the target neighborhoods, will continue to require both public and private dollars to improve the neighborhoods. The City has struggled to find affordable rental projects that have timelines that line up with our federal funds program requirements. Often developers come to us after they have already started a project or they need to start a project months prior to when the City would be able to complete an AAP and/or the Release of Funds requirement.

***Number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.***

#### **Number of Households Served**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
<b>Extremely Low-income (0-30% of AMI)</b>	32	0
<b>Low-income (31-50% of AMI)</b>	22	4
<b>Moderate-income (51-80% of AMI)</b>	38	21
<b>Total</b>	<b>92</b>	<b>25</b>

Table 10

As reflected in the table above, the City of Richmond addresses the needs of a variety of income groups below 80% of area median income. 27 percent of people and households served using CDBG were classified as Extremely Low-Income (0-30% of area median income). This outcomes meet the national objective that



people of 30%, 50%, and 80% of the AMI, who cannot afford market-rate housing, were assisted for their housing needs, through new construction, rehabilitation, and down payment assistance.

### HUD Income Limits for Richmond Metropolitan Statistical Area in FY 2020-2021

	Family Size							
	1	2	3	4	5	6	7	8
Percent of Area Median Income								
<b>Moderate - 80%</b>	\$50,050	\$57,200	\$64,350	\$71,500	\$77,250	\$82,950	\$88,700	\$94,400
<b>Low - 50%</b>	\$31,300	\$35,800	\$40,250	\$44,700	\$48,300	\$51,900	\$55,450	\$59,050
<b>Extremely Low - 30%</b>	\$18,800	\$21,450	\$24,150	\$26,800	\$30,680	\$35,160	\$39,640	\$44,120

### CR-25 Homeless and Special Needs

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

#### *Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs*

**Outreach to chronically homeless and unsheltered individuals:** Since 2013, outreach workers from the City of Richmond DSS, the Richmond Police, the Richmond Behavioral Health Authority, The Daily Planet Health Services, Commonwealth Catholic Charities, the McGuire VA Medical Center, the state Virginia Veteran and Family Support (VVSF) program, and Virginia Supportive Housing have met to coordinate outreach and engagement strategies for chronically homeless and unsheltered individuals. This outreach is a continuation of the 2011 100,000 Homes project to target the housing vulnerable and medically vulnerable populations of the City. An Outreach Coordinator position is funded by a CoC and CARES Act grant to the Daily Planet Health Services. The Coordinated Outreach team meets monthly to coordinate services and resources. Members of the Coordinated Outreach team participate in the Coordinated Entry System through a case conferencing meeting which works to connect chronically homeless and unsheltered individuals to permanent housing and other resources.

**Reaching homeless families:** Homeless service providers in the Greater Richmond Continuum of Care, including all ESG recipients, coordinate resources with Richmond Department of Social Services and other community-based providers. Homeless family shelter providers partner with the Richmond Redevelopment and Housing Authority (RRHA) and the Richmond Behavioral Health Authority (RBHA) to house homeless families in public housing units when this option is the best option to end a family's homelessness. A family case conferencing team meets bi-weekly to coordinate permanent housing resources for families experiencing homelessness. Coordinated Entry is the system in which all programs within the Greater Richmond Continuum of Care (GRCoC) work together to assure that services are accessible and well-targeted to the immediate needs of the client. The primary Access Point for the GRCoC Coordinated Entry System (CES) is the Homeless

Connection Line. In 2020, the GRCoC's CES assisted a total of 4,461 individuals including 2,460 single adults, and 623 families comprised of 795 adults and 1,206 children under the age of 18. This includes 1,274 clients that were residing in a place not meant for human habitation. Shelters that serve clients referred by the Care Coordination team at Homeward served a total of 2,927 people, comprised of 2,258 households without children and 199 households with children. The CES referred clients received 128,762 total shelter bed nights in 2020. The Coordinated Entry System diverted a total of 1,534 clients from homelessness by connecting them to community resources. This figure included 424 families with children, or 792 children and 540 adults, and 202 single adults.

United Way of Greater Richmond & Petersburg is the local vendor of the statewide 2-1-1 information line which makes referrals for emergency financial assistance and other mainstream resources.

Public and private service providers coordinate to publish resources and information to assist individuals and families experiencing homelessness. These resources include 2-1-1 (phone and website), Homeward's Street Sheet, and the City's 311 information line. Homeward maintains a Continuum of Care list-serve and a CoC website ([www.endhomelessnessrva.org](http://www.endhomelessnessrva.org)) to share information among providers.

***Barriers to reaching homeless individuals and families:***

- 1) The CoC implemented Coordinated Entry Policies and procedures in line with HUD requirements and as a way to coordinate and prioritize housing resources. The CoC has a high number of turn-aways for emergency shelter and a waiting list for shelter and other resources for homeless families with minor children. In 2015, the GRCoC board passed a resolution prioritizing unsheltered households with minor children for emergency shelter and other resources. This prioritization reflects an ongoing capacity need within the community. The COVID-19 pandemic also presented new challenges for shelter capacity, as traditional congregate shelters reduced capacity to mitigate the spread of COVID-19. The need for greater capacity was offset by the Greater Richmond Continuum of Care operating a non-congregate shelter program through hotels and motels in the region; this is a temporary solution as funding for non-congregate shelter programs is only temporary.
- 2) The Continuum of Care providers continue to report the lack of affordable housing and connections with landlords as a barrier to quickly resolving homelessness. The City of Richmond has a very low rental vacancy rate, which makes finding affordable rental properties to re-house individuals and families in an even more arduous process.
- 3) Homeless shelter agencies have served more people with fewer community resources and will continue to need operating support. The GRCoC will need to work together to ensure the stability of crisis-oriented services, especially as we increase the efficiency and effectiveness of rapid re-housing.
- 4) The GRCoC has identified and practiced diversion as a promising strategy to assist families experiencing homelessness; the GRCoC has begun to implement diversion at the first point of contact with the homeless services system through the Homeless Connection Line.

***Addressing the emergency shelter and transitional housing needs of homeless persons***

The emergency shelter and transitional housing system in Richmond has been working to focus their efforts on reducing length of stay and shelter and targeting resources to those most in need of assistance.

The number of homeless individuals and families in the Greater Richmond region has increased drastically during the COVID-19 Pandemic, straining our region's emergency shelter system to its capacity. The figure has increased to 838 people experiencing homelessness in the Greater Richmond region as of the GRCoC's Point in Time Count conducted in January 2021. This represents a near 50% increase from the previous year's Point in Time Count of 546.

The GRCoC is working to enhance access to services through the implementation of coordinated entry and Homeward has sought philanthropic support for this work. The GRCoC reallocated family transitional housing programs to rapid re-housing (and has seen an increase in the annual number of households with minor children served). Grant and Per Diem programs for homeless veterans and a peer-led recovery housing transitional program provide program options for single adults experiencing homelessness.

The GRCoC is working to reduce the need for emergency shelter by assisting individuals to exit to permanent housing more quickly through the coordination of housing resources with the case conferencing teams. Households with the longest histories of homelessness are targeted and prioritized for these resources.

***Addressing the emergency shelter and transitional housing needs of homeless persons***

***Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs***

The Continuum of Care implemented a robust Coordinated Entry System (CES) in order to address the needs of those facing imminent homelessness. The CES coordinator at Homeward works with community-based organizations serving those most likely to experience homelessness to make connections and to ensure that these community partners have access to accurate and timely information on available resources.

A crucial component of the Continuum's housing network is a partnership between the homeless shelters, the Richmond Redevelopment and Housing Authority (RRHA), and the Richmond Behavioral Health Authority (RBHA) to prioritize homeless families for public housing units. RBHA provides housing-focused assistance and home-based supportive services. The supportive services in this partnership are funded through a CDBG public services grant.

***Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience***

***homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again***

The Continuum of Care coordinates services and resources with the Richmond City Community Criminal Justice Board on the needs of people experiencing homelessness who have been involved with the criminal justice system and with the Central Region Independent Living Advocates for Youth on the needs of youth aging out of foster care. The Coordinated Outreach team works with area hospitals (including McGuire VA Medical Center) on the needs of those exiting hospitals. Homeward and other GRCoC stakeholders participate in the statewide Interagency Partnership to Prevent and End Youth Homelessness. The Daily Planet Health Services' Healthcare for the Homeless Clinic provides medical services to this population and other free clinics also offer medical services.

The Continuum of Care participates in the Governor's Coordinating Council on Homelessness Solutions Committee through Homeward's Executive Director. In addition to the work of the Coordinating Council, Homeward is participating in a pilot project funded by the Department of Housing and Urban Development (HUD) that seeks to connect data from the Homeless Management Information System (HMIS) with other community systems in order to better serve clients who are cycling in and out of these systems.

The CoC coordinates services with McKinney-Vento school liaisons through the Family and Children's Homeless Workgroup.

The CoC works with the Navigators and The Daily Planet Health Services to assist individuals experiencing homelessness to access healthcare. Homeward partners with healthcare providers to better coordinate resources for patients experiencing homelessness. A member of the Care Coordination team at Virginia Commonwealth University Health Systems (VCUHS) serves on the Greater Richmond Continuum of Care board. Additionally, in a partnership between VCUHS, The Daily Planet Health Services, and Homeward, outreach staff worked in the emergency department to assist clients with a history of housing instability access resources. Though the scope of the pilot was limited, it suggested that partnerships such as these will be critical to providing services to people who are currently or formerly homeless in the future.

## **CR-30 Public Housing**

### ***Addressing the needs of public housing***

#### ***Actions taken to address the needs of public housing***

A. RRHA's development communities were built between 1940 and 1970s. RRHA's developments suffer from extensive capital repair needs and high concentrations of poverty. Although maintained for the physical safety of families, generally, the public housing communities are physically obsolete and cost ineffective to rehabilitate due to outdated electrical, plumbing, heating, and air systems. Public housing communities, by today's standards are poorly designed and separates our families from vital resources and amenities.

RRHA's goal is to transform its entire public housing portfolio into quality affordable housing by offering a variety of housing options both on and offsite of public housing communities.

For well over twenty-five (25) years RRHA's Real Estate and Community Development Department (RECD) has been responsible for redeveloping challenged neighborhoods that have faced neglect and a lack of critical investment. RRHA and/or its subsidiary entity(s) plans to either partner with other developers or self-develop its properties using HUD repositioning strategies as well as private and other public funding resources.

RRHA envisions employing a range of options to achieve its goal to transform its portfolio which may include but not be limited to modernization of existing public housing units; demolition, disposition, and redevelopment of public housing communities; introduction of affordable and market rate rental and for-sale units; acquisition and development of new units in, around and outside of RRHA properties.

RRHA plans to utilize HUD repositioning strategies including Section 18, Rental Assistance Demonstration (RAD), RAD/Section 18 Blend, Section 18, and Choice Neighborhoods. These strategies will allow RRHA to provide families with better-maintained units while creating opportunities to leverage public and private resources, easing administrative and financial burdens, and preserving affordable housing. Repositioning moves families from a public housing platform to other forms of HUD rental assistance, such as providing Tenant Protection Vouchers (TPVV), Project-Based Vouchers (PBV), or project-based rental assistance (PBRA). This change will help RRHA preserve affordable housing units, address rehabilitation and physical needs, and place properties on a more stable financial foundation to achieve long-term viability of affordable housing.

Other affordable housing transactions (via acquisition or new construction or both) may be implemented commensurate with the RRHA Strategic Business Plan. Financing may include use of regular Capital Funds or HUD's Capital Fund Financing Program (CFFP). CFFP involves borrowing against future flow of annual Capital Funds.

RRHA plans to pursue public housing development activities and may utilize other subsidiary entities for development, financing, and the formation of a variety of ownership structures, as well as utilize subsidiary entities for the operation of public and non-public housing programs.

RRHA intends to use Capital Funds and other public and private funds to redevelop its entire ACC portfolio, including and not limited to Creighton Court, Hillside Court, Fairfield Court, Whitcomb Court, Mosby South, Gilpin Court, Townes at River South as well as other family and elderly developments.

RRHA may procure development partners or self-develop its community properties which may include Creighton, Gilpin, Fairfield, Hillside, Mosby, and Whitcomb Courts. RRHA will conduct development through a community engagement process which will assist RRHA in arriving at a master plan for redevelopment. RRHA selected The Community Builders for the development of Creighton Court. Known as the Church Hill North/Armstrong Renaissance residential development initiative, this landmark public-private redevelopment endeavor is informed by comprehensive resident engagement and planning. The goal of this project is to transform the existing Creighton Court public housing complex and surrounding neighborhood into a mixed-income, vibrant community of choice. Delivering on the promise of turning Community Plans into action, the first "Build First" phase of redevelopment at the former Armstrong High School in which four (4) of the five (5)

phases are complete. The build out of this new community, known as Armstrong Renaissance, includes 256 rental and homeownership units.

RRHA also intends to use Capital Funds and other funds to acquire and redevelop properties in and around its public housing communities. In addition, RRHA plans to utilize project-based vouchers for additional affordable housing initiatives, redevelopment projects, replacement housing options and relocation options for residents affected by redevelopment and disposition plans.

B. RRHA's strategy to address the housing needs of these individuals/families include:

**Maximizing the number of affordable units available:**

- 1) Employ effective management practices and policies to minimize off-line public housing units with an occupancy goal of 98%;
- 2) Maintain at least 92% lease-up rate or 100% budget authority for the Housing Choice Voucher Program by establishing effective payment standards, occupancy standards, and manageable practices;
- 3) Undertake measures to ensure access to affordable housing among families within RRHA Public Housing Developments and waiting list applicants.

**Increasing the number of affordable housing units** by applying for additional voucher subsidy and special programs available through Notice of Funding Availability.

**Increase the awareness of RRHA resources** by providing marketing information to local social service agencies, advocacy groups, partners, residents and applicants; advertise in available publications, RRHA website and radio campaigns.

**Conduct activities to affirmatively further fair housing:**

- a. Further encourage a positive partnership with HOME Inc. to encourage and counsel HCVP participants to locate units outside of areas of poverty or minority concentration.
- b. RRHA has engaged in a regional Analysis of Impediments (AI) to Fair Housing choice, with other nearby jurisdictions to guide future practices and eliminate housing barriers for low, very low- and moderate-income households. This research analyzed barriers, impediments, and/or discriminatory practices that may hinder a person's right to Fair Housing Choice.

The AI, conducted by Root Policy Research, examined structural and historical barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the Federal Fair Housing Act (FHA). The AI was a collaborative effort among participating jurisdictions. The analysis examines the issue at a regional level resulting in a comprehensive research document.

The following are action items RRHA will undertake, recommended by Root Policy Research, in response to the City's Impediments to Fair Housing Choice:

1. Working with regional partners, strengthen funding for eviction mediation and diversion programs, building on effective programs in place in the region;

2. Fair Housing Education and Outreach programs for public housing residents, HCVP participants and landlords;
3. Improving the environment of persons with disabilities in public housing (increasing the number of handicap accessible units) HCVP and PBV programs;
4. RRHA will continue to offer programs that build self-sufficiency and job readiness among residents; including employment and training opportunities through the Section 3 Program;
5. Adopt best practices for crime-reduction, economic self-sufficiency, and good tenant programs;
6. RRHA will continue its relationship with HOME Inc. and enhance its relationship with area landlords to strengthen client resources for relocating to high opportunity areas;
7. RRHA will fully support the City of Richmond in developing a program that offers landlords resources to ensure affordable housing units are made available;
8. Provide comprehensive tenant transitional programs for redeveloped public housing; and
9. Support state and federal regulatory reform to address rental housing disparities.

These strategies will be influenced by funding, staffing availability, housing needs, and consultation with residents, the Resident Advisory Board, and advocacy groups.

***Actions taken to encourage public housing residents to become more involved in management and participate in homeownership***

RRHA supports the Resident Advisory Board (RAB) which is comprised of its public housing residents and Housing Choice Voucher participants from the City of Richmond and surrounding areas, to assist and make recommendations regarding the development of the agency's Annual and Five Year plans, and any significant amendments or modifications to the plans.

RRHA continues its efforts to encourage public housing residents to become more involved in management by volunteering with their community resident councils designed to serve the needs of the community and communicate those needs and concerns to RRHA management.

RRHA will create a plan to organize residents to promote participation in resident services by:

**A. Creating and sustaining successful partnerships with resident councils and neighborhood organizations and service providers.**

The RRHA Resident Services staff meets at quarterly with Resident Councils, service providers and community organizations to explore and to improve service delivery and provisional practices. Staff collaborates with organizations to coordinate events, workshops, and meaningful experiences that support our department priority areas – Education and Training, Employment, Health and Wellness, and Quality of Life.

The FSS Program Coordinating Committee (PCC0 meets quarterly to discuss resources in the community to leverage partnerships and create pathways that align with the needs of the FSS

participant family. Meetings have been held within a virtual platform due to the COVID-19 pandemic. We are continuing to re-evaluate several means of facilitation to maintain effectiveness and engagement.

**B. Developing Self-Sufficiency for housing choice voucher participants and public housing residents.**

In Progress: In order to effectively support motivated families through the process of becoming self-sufficient, the following indicators are being tracked: The number of participants who obtain GED or High School diploma (goal – 15%); or industry specific certifications, college degrees or higher (goal-20%); the number of participants obtaining transportation (goal-15%); or participants obtaining gainful and suitable employment (goal-20%)

1. Train Resident Services Coordinators in the Family Self Sufficiency (FSS) Program.  
Currently, 8 of the 14 personnel serving in the Resident Services department is a Certified Specialist in Family Self-Sufficiency. We intend to enroll 3-5 new RSC's in next season's FSS training.
2. Fill mandated FSS Program slots.  
RRHA's FSS program has met and exceeded the FSS mandatory minimum participation requirement.
3. Achieve a 10 percent increase in the FSS Program beyond mandated slots.  
RRHA is currently enrolling new FSS participants. FSS orientations are underway. After attending a mandatory orientation, motivated families will have the opportunity to enroll. In 2021, 2 FSS Orientations were held, and 11 motivated families are in the FSS enrollment pipeline.
4. Implement the Section 8 Homeownership Program.  
In collaboration with the Housing Choice Voucher Program, the initial planning and draft modeling for the operation of the Homeownership Program in connection with the FSS program has taken place. A summary of the Homeownership Program Implementation Plan was presented to the RRHA Board and Program planning is underway.

**C. Examine and redesign the Resident Services Programs and establish metrics that will promote sustainability among our residents.**

**D. Create an Individualized Services plan to meet resident needs.**

In Progress – The Resident Services department has enhanced its program structure with the implementation of a new resident focused case management system (TAAG) that also serves as a comprehensive documentation, assessment, data collections, and service coordination tool. Residents are currently being assessed to evaluate self-sufficiency from which metrics can be established.

Resident Services is performing outreach in the form of survey, in-person meetings, and events; to identify residents who are interested in receiving service coordination – to reach realistic and attainable goals and to gain access to services.



**E. Examine the needs and available services for residents under 18 years of age and develop partnerships and programs to support them.**

Resident Services continues to work to improve the access to needed resources for youth. However, employment opportunities for youth continue to be remote and inaccessible to many of the youth living within our communities. We have also experienced inadequate staffing for after school programming.

This challenge has been addressed by the deployment of the RRHA Summer Youth Leadership and Employment Academy (YLEA).

YLEA provides jobs, financial empowerment skills, and workplace readiness training to benefit young people between the ages of 8 to 21. Participation in YLEA provides young people the opportunity to:

- Develop the skills needed to be successful and obtain jobs in the real world
- Discover and explore their talents
- Acquire new skills
- Set career goals and earn money
- Learn how to save and budget for the future properly
- Develop effective and appropriate workplace behaviors
- Gain solid work experience
- Improve confidence, self-advocacy, and individualism

**Current Partnerships and Programming to Support Youth:**

**VCU – Healthy Communities for Youth**

**Code VA, Apple, and Verizon – STEM Lab**

**Parks and Recreation – After School Programs and Sports**

**Mayor's Youth Academy – Summer Employment and Leadership**

**Tomorrow's Promise Scholarship – College funding**

**RRHA Youth Employment and Leadership Academy**

**Boys and Girls Club of Metro Richmond – After school programs**

## Participation in Homeownership

RRHA has a successful record of providing homeownership opportunities for residents of Richmond. In the past several years, RRHA has collaborated with the City of Richmond, neighborhood residents, various non-profits, the U.S. Department of Housing and Urban Development (HUD), and private investors, builder and developers to build over several hundred new housing units and rehabilitate over 1,000 deteriorated structures in more than twenty-five conservation and redevelopment areas for the purposes of homeownership. Several of RRHA's more notable programs were the Homestead, 5(h), Hope VI, Section 32, Section 8 (HCVP) and Greenwalk, Homeownership Programs that were successfully implemented.

RRHA continues various program initiatives to encourage families to purchase houses, by providing first-time homeownership incentives and down payment and closing cost assistance. Moreover, RRHA continues to work with the City to purchase derelict properties to incentivize neighborhood revitalization. We partner with developers/builders in neighborhoods throughout the city to rehabilitate, market and sell houses. The following are homeownership projects currently being administered by RRHA and development partners:

- Hope VI Homeownership Project is a mixed income project of the sale of fifty-five (55) houses in the Blackwell Community.
- Greenwalk is a 100% affordable homeownership project for families earning less than 80% AMI. The project is the sale of twenty (20) scattered sites houses in the Randolph and Blackwell communities.
- Neighborhood Homeownership Initiative (NHI) is the sale of 73 scattered houses in neighborhoods around the City of Richmond. Houses are 100% affordable to families earning less than 80% AMI
- Armstrong Homeownership is a mixed income homeownership project for the sale of 36 single family homes in the Church Hill North community. Eight of the houses are designated affordable.
- The Jackson Place and West End Homeownership project is the sale of 8 Single-family house three of which are Affordable.

## ***Actions taken to provide assistance to troubled PHAs***

The City does not have a troubled PHA during the 2020-21 fiscal year.

## CR-35 Other Actions

***Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.***

As noted in the 2021 Analysis of Impediments to Fair Housing Choice, Richmond has a variety of residential zoning districts that allow varying density, unit sizes and unit types throughout the city. The flexibility provided in the City of Richmond's zoning ordinance encourages a mix of housing types that promotes affordability as well as infill development.

Based on the above analysis, the City will continue to support to develop projects that provide decent and affordable rental housing for all income ranges, especially low- and moderate-income residents. The City will continue to provide financial support to Richmond Redevelopment and Housing Authority (RRHA), as they are preparing to create communities of choice by demolishing existing public housing developments. Plans have already begun to reimagine Creighton Court, home to over 500 units that is entering into phase-one of the onsite demolition, as families have already been relocated to a mixed-income development just south of the existing community. The RAD platform allows RRHA to pursue funding sources for affordable housing investment. RAD allows public housing agencies to leverage public and private debt and equity in order to reinvest in the public housing stock. The program ensures that the units remain permanently affordable to low-income households. RRHA utilized the RAD program and City CDBG funds to rehab the former Baker School to create 50 units to be occupied by residents from RRHA existing public housing complexes.

In an effort to address the barriers to affordable housing, an Equitable Affordable Housing Plan (EAHP) was presented to City Council for review and adoption. This plan provides guiding principles, necessary policy changes, and new programs to address Richmond's very low-, low- and moderate income residents' needs across the full spectrum of housing. The five areas of focus includes Homeless Prevention, Shelter and Services, Affordable housing and supportive services for residents with special needs, Housing for residents facing displacement, Affordable rental housing for very-low and low-income households, and Affordable housing for public housing residents and moderate income households seeking homeownership.

Additionally, the City recently adopted its Master Plan, "Richmond 300, a guide for growth", which outlines Housing as a "Big Move Goal" that further highlights the need to change policies and update the zoning ordinance to better align with providing affordable housing and a variety of housing choices throughout the city and not just in concentrated areas of the city.

One of the implementation strategies outlined in both plans is to allow for the development of affordable rental housing units through the partial tax exemption program. The details for the City to use the tax abatement program to fund affordable rental housings are illustrated in CR-05 Goals and Outcomes. This program allows for owners of single and multifamily units to reserve 30% of their units for individuals and families earning income less than 80% of the AMI of the MSA. In addition, the program has a rent maximum of no more than 30% of the persons income for these units.

The summer of 2019, the City of Richmond also adopted the Strategic Action Plan to End Homelessness with an implementation strategy of amending the zoning ordinance to remove barriers for persons seeking temporary, transitional and permanent housing. The proposed strategy is to change the definitions of terms that are outside of the industry and HUD's guidelines that addresses shelters, group homes, facilities for

persons with special needs within the zoning ordinance. In addition to amending the definition, the plan calls for an expansion of housing for persons experiencing homelessness to be permitted by right in a number of residential and commercial zoning districts. These changes are currently being reviewed by the City's Planning Commission and will be forwarded to City Council within the third quarter of FY21.

***Actions taken to address obstacles to meeting underserved needs.***

Funding is based on completing existing open projects in order to meet a national objective as well as priorities outlined in the Consolidated Plan. The City will continue to work on the long-term funding of its Affordable Housing Trust Fund. This fund will assist rehabilitation and construction of affordable units as well as services such as but not limited to homebuyer assistance, rental counseling services, landlord training and tenant-base rental assistance to name a few.

The Affordable Housing Trust Fund (AHTF) was created by Section 58-101 of the code of the City of Richmond in 2004 and amended by Richmond City Council Ordinance No. 2012-156-125 in July 2012.

The overall purpose of the Affordable Housing Trust Fund (AHTF) is to provide financial resources to address the affordable housing needs of individuals and families who live or work in the City by promoting, preserving and producing quality long term affordable housing; providing housing related services to low and moderate Income Households; and providing support for non-profit and for profit organizations that actively address the Affordable Housing needs of low and moderate Income households. Specifically, the purpose of all expenditures from the fund accomplished the following goals:

- Leveraged funds from other sources to accomplish all of the purposes set forth in this section.
- Promoted the development of mixed-income neighborhoods in the City.
- Provided funding for the rehabilitation of vacant buildings for residential purposes or the rehabilitation of residential properties in communities with high foreclosure rates or blighted properties, including owner-occupied blighted properties.
- Supported the productive reuse of properties declared surplus by the City for residential purposes.
- Implemented universal design principles and accessibility for disabled persons.
- Provided for the Chief Administrative Officer or the designee thereof to administer the fund and the programs for which the fund pays.

The following are projects and services awarded in the past year:

**Servicers**

There were 8 services awarded in FY21 totaling \$866,840. They were Homeward (Rapid Response) - \$100,000,

Richmond Behavioral Health (Homeless Services Outreach) - \$67,000, St. Joseph's Villa (Youth Outreach) - \$120,000, Virginia Supportive Housing (HomeLink) - \$100,000, Virginia Supportive Housing (New Clay House Permanent Supportive Housing) - \$120,000, Virginia Supportive Housing (Studios at South Richmond Permanent Supportive Housing) - \$180,000, Better Housing Coalition (Coordinated Care for Seniors) - \$39,840, HomeAgain (Rapid Rehousing) - \$100,000.

### Developers

There were 7 developments awarded in FY21 totaling \$2,325,000. They are ProjectHomes (East End Affordable Homeownership) - \$482,000, ProjectHomes (Blackwell Affordable Homeownership) - \$300,000, ProjectHomes (Jackson Ward Affordable Homeownership) - \$600,000, Better Housing Coalition (Cameo Street Apartments) - \$500,000, The Community Builders (Armstrong Renaissance Phase 2B) - \$150,000, Richmond Metropolitan Habitat for Humanities (A Pipeline Affordable Rental) - \$62,000.

The 8 service providers (\$825,840) and 7 developers (\$2,325,000) awarded in FY21 for a combined grand total of \$3,151,840.

The City's Affordable Housing Trust fund committed \$2,900,000 plus used some carryover funding from past grant cycles to award the FY21 grantees. The AHTF provided flexible, local funding complementing other financial sources for housing related activities in addition to providing gap financing to move challenging projects forward. The AHTF focused on developments eliminating blight and helped to strengthen the local housing market. The AHTF also provided funding to Human Service programs such as rapid re-housing, housing counseling, substance use and supportive services. The AHTF Fund leveraged other public, private and philanthropic funding; the amount of requests far exceeded the amount available.

### FY 2021 AHTF Development Projects

Organization	Project	Amount Awarded
ProjectHomes	East End Affordable	\$482,000
BR2 Owner	The Heights at Brady Square I	\$600,000
ProjectHomes	Blackwell Affordable	\$300,000
Better Housing Coalition	Cameo Street Apartments	\$500,000
The Community Builders	Armstrong Renaissance Phase 2B	\$150,000
ProjectHomes	Jackson Ward Affordable	\$231,000
Richmond Metro Habitat	A Pipeline Affordable Rental	\$62,000
<b>Total Awarded</b>		<b>\$2,325,000</b>

### FY 2021 AHTF Housing Services

Organization	Project	Amount Awarded
Homeagain	Rapid re-housing	\$100,000
Virginia Supportive Housing	New Clay House	\$120,000
Virginia Supportive Housing	Homelink	\$100,000

Virginia Supportive Housing	Studios At South Richmond	\$180,000
Better Housing Coalition	Affordable Care for Seniors	\$39,840
St. Joseph Villa	Youth Outreach	\$120,000
Homeward	Rapid Response	\$100,000
RBHA	Homeless Services	\$67,000
<b>Total Awarded</b>		<b>\$826,840</b>

### ***Reducing lead-based paint hazards***

The Richmond City Health District (RCHD) has a Lead-Safe and Healthy Homes Initiative (LSHHI) Program which takes a comprehensive approach to prevention and intervention to promote healthy and safe homes in Richmond. The RCHD employs an integrated, multi-component approach to investigate, case manage, educate, and offer intervention not only to residents on lead poisoning prevention and hazard control, but also on other home environments that can exacerbate existing health condition or lead to other health or safety hazards. Areas commonly receive assistance from RCHD are pest infestation control, indoor air quality associated with allergies and respiratory illnesses, elderly safety, promotion of housekeeping/maintenance using low-toxic products, fire and burn prevention, and landlord-tenant education. This comprehensive approach has assisted the most vulnerable members (low income, young children, and the elderly) of our community.

The RCHD continued to use its CDBG funds to promote blood lead (BL) screening and Healthy Homes Assessment referrals by physicians. The fund paid for 38 blood lead screening of uninsured or under-insured children under the age of six and pregnant women living in the city. During the program year, the RCHD focused its efforts on educating physicians on the importance of BL screening in hopes that more children and more frequent lead screenings would be performed due to transient nature of the population at risk.

The CDBG funds also support RCHD in Healthy Homes interventions by supplying needed residences with low-cost, effective interim control intervention materials. Items such as CO monitors, bait stations or DE & bulb duster for roach/rodent/bedbug control, Lead DUSTBUSTERS kits, child safety locks and outlet covers, fire extinguishers, lighting accessories to prevent trips or falls, low-toxic cleaning supplies, air purifiers, auto shut-off space electric space heaters, storage containers, temperature and relative humidity gauges, and pillowcase covers. RCHD also makes referrals to other private and public entities for structural/mechanical inspections and remediation. During this reporting year using CDBG funding, 33 households have received Healthy Homes Assessment (HHA). In other RCHD-LSHHI efforts, the Program conducted 212 various public education and outreach events (not including the audiences listening to the radio talk shows and ads, TV interviews and interact with the Program via Facebook and tweets).

In FY 2018, the City of Richmond, in partnership with Project: HOMES and RCHD, applied for and was awarded a HUD Lead-Based Paint Hazard Control Grant in the amount of \$2,710,314. The grants goal was to make 150 lead safe housing units in a three-year period. The grant started in the City on March 1, 2018. The City and its

partners conducted 122 Lead Inspections Risk Assessments and made 80 housing units lead safe during the three year grant period.

***Actions taken to reduce the number of poverty-level families.***

During the 2020-2021 fiscal year, the City continued its efforts to focus rigorously in workforce development in order to combat poverty. The City is working in partnership with the Richmond Redevelopment and Housing Authority (RRHA) through a “workforce pipeline” approach, a supply and demand model that positions public housing residents and other citizens throughout the city living below the poverty line as a “supply” workforce to meet local and regional employers’ “demand” needs. RRHA has partnered with ResCare-Federal Workforce Development Center and the City’s Office of Community Wealth Building to provide assessment, education, skills training, coaching and on the job training.

The City also continued to exercise Section 3 as a means to provide employment opportunities to those citizens living below the poverty level. The City requires all sub-recipients to comply with Section 3 and to provide, to the greatest extent feasible, opportunities for the recruitment of and training of low-income and very low-income workers and recruitment of businesses from the project area (the area of the City served by the project). In case the project has a city-wide focus, the services and workers should be sought from all of the City’s Community Development Block Grant eligible areas. The City’s Department of Housing and Community Development works with our Office of Minority Business to supply developers of our CDBG and HOME development projects with access to our database SWaM certified business owners and tradesmen to help developers fill labor voids on their funded projects.

The City of Richmond invested in job training opportunities for adult for persons impacted by COVID-19. The Office of Community Wealth Building provided job training in the cybersecurity field to 13 low income residents.

The Department of Economic Development assisted 1 new business and 15 existing businesses. These businesses created 33 new full time jobs and retained 10 positions.

The Metropolitan Business League used CDBG funds to provide virtual programs due to the pandemic to assist small business with applying for SBA and PPL loans, MBL assisted 50 new business and 475 existing businesses. These businesses hired 1 new employee and retained eight employees through this assistance. The MBL used CDBG-CV funds to assist businesses impacted by COVID-19. MBL was able to assist 150 new businesses and 500 existing businesses which created 3 new full time positions and retained 5 positions.

***Actions taken to develop institutional structure.***

The City continues to be the major provider of affordable, public-assisted and special needs housing for the region. However, during the past decades, a major housing change has occurred in the Richmond region, as non-profit CDCs formed and expanded their production of affordable housing in Henrico and Chesterfield Counties. Utilizing CDBG and HOME entitlement funds from these two counties, along with continued support from the City, a number of CDCs have grown and greatly increased their housing production capacity in the region.

The City does not act as a developer of housing, but rather sets policy, funds specific projects to implement our Consolidated Plan and facilitates revitalization efforts. We also work to create synergy and to foster partnerships in the regional housing delivery system to see the potential for development of affordable housing throughout the region expand.

The housing delivery system for the City of Richmond is made up of four principal groups – the City's Department of Housing and Community Development (HCD), the Richmond Redevelopment and Housing Authority (RRHA), the Richmond Community Development Alliance (RCDA), an umbrella group for the region's community development corporations (CDCs), and the private sector. The State plays a limited role in the production of affordable housing in the City – the Virginia Housing Development Authority and the state Department of Housing and Community Development provide some funding and tax credits to City residents and housing providers for homeownership and rehabilitation programs.

The City's primary function in the delivery of housing is as a source of funding and as a monitor to ensure that federal regulations are met. The City is involved in the planning of development activities of many of the CDCs and CHDOs, especially since the inception of the HOME program. As a result, planning and development have improved dramatically. There was a centralized development process through the Neighborhood in Bloom program and through the founding of the Richmond Community Development Alliance (RCDA). The majority of the City's development activities were carried out by Richmond Redevelopment and Housing Authority up to the mid 1990's. In recent years, many of the CDCs and CHDOs have been increasing their development capacity with the assistance of the RCDA and the Local Initiative Support Corporation (LISC). The RCDA meets quarterly and provides a more unified voice for the CDCs, RRHA, Chesterfield County, Henrico County, Hanover County and the City to plan and implement housing activities.

RRHA was created in 1940 as the City's official agency for the production of public and affordable housing. The Authority was instrumental in the provision of the majority of the City's affordable housing as either the developer or by providing land and/or funding for a project through the sale of tax exempt bonds. Since 1940, RRHA has been responsible for the development of over 50 conservation, rehabilitation and housing project areas. RRHA continues to be a partner with the City centered their public housing redevelopment.

***Actions taken to enhance coordination between public and private housing and social service agencies.***

The City of Richmond is committed to pursuing solutions jointly with the resources at the disposal of the various city departments and agencies. A high priority is placed on the concept that their best efforts are realized through their ownership of both problems and solutions. Over the years, the City has promulgated its leadership, vision, and direction in the implementation of programs and services that promote the well-being of its residents and the prevention of problems and circumstances that mitigate health and self-sufficiency.

Moving forward, the City will continue to make considerable efforts to ensure that assistance will be available to provide affordable housing for low-income families and individuals as an integral part of the City's plan to reduce a number of households with incomes below the poverty line. A major component of this strategy will be the linkage of necessary support services to the provision of affordable housing. An important objective of this approach is to transition as many households to self-sufficiency as possible, thereby freeing publicly-assisted housing for others in need.

The City will also aggressively pursue routes that will result in the development of a cooperative arrangement with the surrounding counties to ensure a coordinated effort for the provision of affordable housing on a regional basis. The City will also strive to coordinate the development programs of various housing providers throughout the City. The City of Richmond create its own Affordable Housing Trust Fund (AHTF) for the development of Affordable Housing in the City of Richmond. City is working to its goal of providing 10 million annually to the AHTF.

The City recognized the Maggie Walker Land Trust as way to create permanent affordable housing in the City of Richmond. As part of the agreement with the Maggie Walker Land Trust, the City has transferred tax delinquent properties that have and will be developed into permanent affordable housing.



***Overcoming the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice.***

The City Analysis of the Impediments to Fair Housing (2017-2021) in October, 2017 was used for the 2020 AAP. The City's fair housing initiatives are designed to ensure that people have equal access to housing of their choice. An analysis of impediments to fair housing evaluates the extent to which people are able to gain access to a wide range of housing choices in their community and identifies the barriers that limit those choices.

The Analysis of the Impediments to Fair Housing serves as an update to the City's Analysis of Impediments to Fair Housing Choice. Following the Assessment of Fair Housing process, the analysis serves as a basis for future fair housing planning that will be prepared. Much of the analysis is an examination of data that paints a picture of segregation, racially/ethnically concentrated areas of poverty, disparities in access to a variety of opportunity factors including jobs, proficient schools, and transportation, and disproportionate housing needs in the City of Richmond. The analysis identifies factors that contribute to fair housing issues. These factors such as private market discrimination, lack of regional transportation, limited housing and employment options for city residents, and economic and social isolation contribute to fair housing issues are addressed. The goals outlined in the analysis form the basis of actions that the city will take to affirmatively further fair housing and ensuring that all residents have equitable access to opportunity.

The summary of goals in the analysis includes:

1. Increase access to accessible housing for persons with disabilities
2. Decrease racial/ethnic disparities in access to opportunities
3. Decrease disproportionate housing needs among minority and low-income households
4. Expand Fair Housing Capacity
5. Reduce concentrated areas of racial/ethnic poverty
6. Decrease residential segregation

This past year, the City entered into an agreement with Housing Opportunities Made Equal, Inc. of Virginia (HOME, Inc.) to: (1) respond quickly and affirmatively to reports of housing discrimination in the City; (2) inform groups and individuals of their rights and responsibilities under the fair housing act, with special focus on the Hispanic and Latino community and; (3) publicize protections provided by fair housing laws as well as HOME, Inc.'s capacity to help enforce fair housing rights. On the local level HOME, Inc. and the City continue with its "Eviction Diversion Program". This City-funded Program will decrease evictions of those most in need, provide education and assist in decreasing homelessness.

The City allocated CDBG and HOME funds to housing providers so that down payment and closing cost assistance could be given to low-income homebuyers earning not more than 80% of the area median family income. The following actions were taken during fiscal year 2020-2021 to further fair housing within the City:

- HOME, Inc. closed 13 loans for new Richmond city residents through the down payment

assistance program. 170 participants of HOME's Homeownership Services which includes individual counseling, group education, and down payment assistance were educated and provided written materials regarding Fair Housing.

- HOME, Inc. provided 18 Fair Housing Trainings in the City of Richmond
- HOME, Inc. continues to partner with the City of Richmond promoting homeownership in the City Neighborhoods.
- HOME, Inc. provided foreclosure prevention counseling to 64 clients, landlord information and referral services to 1270 families, and superior tenant training to 41 clients during FY 2020-2021.
- The City contracted with HOME, Inc. in FY 2020-2021 to:
  - screen 100 calls, emails, and web inquiries for illegal housing discrimination and refer appropriately with 325 completed;
  - educate 100 people who contact HOME, Inc. about fair housing rights and responsibilities with 237 completed;
  - provide targeted outreach to 100 people at fairs, expos, conferences, and coalition events HOME, Inc. reached over 1,465 households
  - place digital and social media advertising that was viewed an estimated 1,953,327 times.
- RRHA continues to educate and market core services to their residents as called for in their Strategic Plan. All new public housing and housing choice voucher participants are provided HUD and State Fair Housing literature.
- The City continued to encourage and support activities that educate residents on the following topics: fair housing, property insurance, home maintenance, lead-based paint, etc.

In addition to furthering fair housing, the Department of Housing and Community Development conducted the following activities to help reach a diverse population and stabilize the communities:

- Agencies continued to develop community newsletters, which included marketing materials;
- City continued its down payment assistance plan to reach a more diverse population.

## CR-40 Monitoring

***Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements***

The City's Department of Housing and Community Development (HCD) handles reporting, monitoring and compliance enforcement of all agencies and sub-recipients using CDBG, HOME, ESG, and HOPWA funds in accordance with HUD's regulations.

## Performance and Financial Monitoring and Frequency

The Department of Housing and Community Development is responsible for monitoring the performance of each sub-recipient under the terms of the Contract and Letters of Agreement. Each program will be reviewed for compliance or non-compliance with applicable Consolidated Plan Regulations, Executive Orders, Labor Standards, Equal Employment Opportunity, Environmental and other 504 Federal requirements. Monitoring

will be accomplished through biennial on-site visits, analysis of quarterly reports, review of subcontracts and bid documents, employee interviews, pre-construction conferences and review of activities in relation to the provisions of the Davis-Bacon Act and Wage procedures.

Finance staff from HCD shall conduct financial monitoring, including monthly desk reviews of expenditures and one on-site visit each year, in order to ensure that costs charged against Consolidated Plan activities are eligible. Each sub-recipient will be responsible for maintaining within its organization the following records to support all expenditures:

- Payroll data and supportive personnel records.
- Vouchers and invoices and related documentation in reference to the procurement of supplies, equipment and services as prescribed by the City's purchasing system.
- An inventory system which records and physically accounts for all equipment and non-expendable items purchased with federal funds.
- A filing system that lends itself to easy access and safe storage of all financial records.

Financial Audits. HCD requires that all sub-recipient submit an annual audit of their financial activities. Copies of the audit report are to be furnished to the City of Richmond's Finance staff from HCD within 90 days of the close of the agency's fiscal year.

### Reporting

Each contract contains a detailed item plan that outlines the goals and objectives against which the sub-recipient's performance will be measured. The sub-recipient is to provide the HCD with a quarterly report on the status of each activity as agreed to in the contract.

HCD staff conducts ongoing desk top monitoring of its programs. The monitoring will be based on the Contractual Activity Objectives to assess either statistically or in the narrative (or both) the progress made towards all of the objectives. A fiscal summary on each activity is also submitted to City Council on a quarterly basis. These reports will be distributed to the necessary agencies, departments and to HUD, annually. These reports shall include progress on major objectives of each contract as well as problems encountered that have hindered such progress.

### Close-out Procedures for Projects

HCD is responsible for ensuring that the following close-out procedures are followed whenever a contract is completed. A notice shall be sent to the division staff when the scope of services has been completed and there are no outstanding bills or encumbrances.

Upon determination that the project is complete and ready for close-out, the HCD staff shall:

- Ensure that all related contracts and agreements are completed.

- Complete inventory of property and equipment and make final disposition.
- Obtain records, or advise sub-recipient or responsible director of the need to secure records, for a 5-year period.

#### Results of FY 2020-2021 Monitoring Activities

- HCD staff conducted monitoring a number of times that only involved desk top review due to COVID-19. All issues that were identified during these reviews have been addressed or corrected.
- Staff did a monitoring of Commonwealth Catholic Charities HOPWA program. Staff reviewed the agency's policies, procedures, provided technical assistance and guidance on the HOPWA programs. Staff issued a finding concerning STRMU clients. CCC repaid the City for invalid charges and the finding was closed by the City Of Richmond.
- City staff did an desk review monitoring of Side by Side for their ESG-CV program to assist homeless youth impacted by COVID-19. Side by Side failed to respond to multiple requests for documentation concerning their program. The City of Richmond issued a notice stating that Side by Side's actions violated the City Of Richmond contract and the City canceled the contract in October of 2021.
- City staff did a desk top review of Ruffin Road Apartments for compliance under the HOME rental program. Staff reviewed yearly reports and issued a invoice for repayment of \$7,000 on the HOME loan which was paid.
- City staff had five projects that required compliance with the Davis-Bacon Act, staff reviewed weekly payroll records and conducted on site interviews. City staff worked with contractors to ensure records were in order and workers received proper wages. Any wage issues were quickly corrected by contractors. City staff also performed monthly desktop monitoring's on all projects funded in FY 2020-2021. Davis-Bacon projects were; New Warwick Townhomes – SCDHC, Mathews at Chestnut Hill- SCDHC, The Hollands- SCDHC, North Oak – BHC, The Baker School-RRHA.
- The City staff monitored ESG subrecipients through reviewing their invoices. In FY 2020-2021, invoices were reviewed for 6 subrecipients. There were no findings reported in FY 2020-2021.
- Due to COVID-19 other on-site monitoring has been delayed or canceled.

#### Self-Evaluation

As we see the overall market slowly resurging, Richmond is showing an increase in the areas of new construction and homeownership. The City's Housing and Community Development Department has been restructured to focus on three areas: 1. Homeless Prevention (Shelter and Services), and Owner-Occupied Rehabilitation; 2. Affordable Rental Housing and Neighborhood Transformations; 3. Homeownership (Rehab and New Construction). This restructure allows each focus area to identify challenges with providing affordable housing, community wealth building, and economic mobility for our citizens with housing understood to be the foundation to sustainable neighborhoods. In these focus areas, the department has created strategies to combat the challenges.

### Adjustments/Improvements to Strategies and Activities

**Greater focus on Affordable Housing Unit Development-** Richmond by way of the recently adopted master plan “Richmond300”, and the Plan to Eradicate Homelessness, as well as the draft Equitable Affordable Housing Plan that is currently being reviewed by City Council is committed to providing affordable housing. All of these plans speak to the need for the creation of additional housing units over the next 10 years. The plans have implementation strategies that are already moving forward to alleviate the barriers to developing affordable housing. The plans outline the strategy to amend the zoning ordinance to allow for the expansion of shelter services in commercial and residential communities without the necessity of obtaining a Conditional Use Permit. The strategy offers a variety of housing options in our neighborhoods in bloom, as well as transformation plans for public housing to redevelop mixed-income, mixed-use communities of choice. In addition, the implementation strategy allows the City of Richmond to surplus vacant land for affordable housing development. The use of surplus land can include homeownership opportunities for single-family construction. Multifamily opportunities for the construction of affordable rental units and, mixed development with commercial and residential with affordable rental units.

**More focus on economic development activities** – Richmond has made economic development and job creation a top priority. As a result, the Department of Housing and Community Development staff working in the Affordable Rental Housing and Neighborhood Transformations focus area works in conjunction with the Department of Economic Development, and the Office of Community Wealth Building.

**Enhanced workforce development investment** – Richmond's reengineered economic development focus also includes a higher profile workforce development function. Richmond recognizes the need to improve the quality of life and income-earning ability of city residents by way of not only creating job opportunities, but also offering training programs for residents for jobs of the future, including green technology, cyber security, and vocational trades. The Departments of Economic Development, Parks and Recreation, and the Office on Community Wealth Building has combined forces to continue to provide job opportunities, sustain jobs in our community, and support residents in training programs that yield higher waged jobs. Richmond plans to allocate an allowable amount of federal grant funds to continue to support workforce development activities.

**Assistance to Special Needs Population** - Regarding the provision of housing assistance to the homeless and persons with HIV/AIDS, several partnership groups continue to meet regularly to review, evaluate, and work towards better alignment of services and uses of ESG and HOPWA funds. The City also continues to participate and support the work of the Continuum of Care in the coordination and administration of services to meet the needs of these populations. At the staff level, these programs are evaluated as each sub-recipient is monitored for its effective management and resource efficiency in implementing projects.

## Citizen Participation

***Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.***

The City made draft copies of the FY 2020-2021 Annual Performance Evaluation Report available for public review on October 10, 2021. Because of COVID-19 the draft has been available online on the Department of Housing and Community Development website. Copies were made available via email or USPS. Notification of the availability of this report was published in *The Richmond Times-Dispatch* on Sunday October 10, 2021.

The City received the following feedback.....

The development of the FY 2020-2021 CDBG, CDBG-CV, HOME, ESG, HOPWA-CV and HOPWA Annual Performance Report was an ongoing process, which was directly related to the overall administration of the City's housing and community development entitlement programs. This process involved coordination with City agencies, RRHA, community development corporations, the faith-based community and non-profit shelter providers. City staff routinely provided technical assistance to service providers and met on monthly, quarterly, and annual bases to monitor their progress. Further, the sub-grantees were required to submit monthly invoices reports, quarterly reports, and annual reports to the HCD staff. The Annual Performance Report is compiled from all of these reports which is subject to be reviewed by the public when it is completed.

## CR-45 - CDBG

***Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.***

None

***Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?***

The City of Richmond does not have an open BEDI.

***[BEDI grantees] Describe accomplishments and program outcomes during the last year.***

N/A

## CR-50 HOME Investment Partnership Program

***Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations***

Based on the City Of Richmond HOME rental monitoring schedule four properties are listed for monitoring, none of which required monitoring in FY2020-2021.

#### HOME Monitoring Schedule

Project Name	Developer	Fund Type	Last Date Monitored	Next Monitoring Date
Somanath Senior Apartments	Better Housing Coalition	HOME	7/1/18	11/30/21
Hippodrome	Ron Stallings	HOME	10/24/18	12/30/21
Veterans House- VSH	Virginia Supportive Housing	HOME	06/27/19	05/01/22
Ruffin Road Apts	Ruffin Road LLC/Homes For America	HOME	04/25/19	03/01/22

#### ***Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.***

The City of Richmond requires all HOME Program applicants, proposing to develop more than five housing units, to submit marketing plans. These marketing plans must provide information on each residence within projects assisted with HOME funds. The city monitors all HOME rental housing projects to ensure that projects are in compliance with affirmative marketing policies and meet minimum housing quality standards. Each property owner receiving HOME funds must also provide annual reports to the City. Reports outline the status of the overall project, including a qualitative summary of its progress, the percentage of the project complete and the anticipated closing date.

#### ***Amount and use of program income for projects, including the number of projects and owner and tenant characteristics***

The City of Richmond used \$276,122.35 in HOME program incomes towards the rehabilitation, new construction and or downpayment assistance for the following properties that benefitted low/moderate income home buyers in FY 2020-2021:

\$14,300 for 2404 Marion Mashore Street

\$14,000 for 1621 Chestnut Park Lane

\$16,271 for 1313 N 27<sup>th</sup> Street,

\$54,746.50 for 301-301 ½ W. 24<sup>th</sup> Street

\$1,000 for 1611 Monteiro Street

\$7,438.40 for 916 State Street

\$6,000 for 412 N 32<sup>nd</sup> Street

\$6,000 for 3419 Florida Avenue

\$12,500 for 2308 Mimosa Creek Circle

\$3,500 for 1826 Blair Avenue

\$76,491.45 for 2223-2231 Perry Street

\$50,575 for 2233-2235 Perry Street

\$1,000 for 1629 Chestnut Park Lane

\$12,300 for 1317 N 27<sup>th</sup> Street

***Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)***

#### **Low Income Housing Tax Credits**

The Federal Low-Income Housing Tax Credit (LIHTC) program is sponsored by the U.S. Treasury Department and administered by the Virginia Housing Development Authority (VHDA) in the Commonwealth of Virginia. The LIHTC program is authorized under Section 42 of the Internal Revenue Code of 1986 and encourages the development of affordable rental housing by providing owners with a federal income tax credit. It also serves as an incentive for private investors to participate with developers in the construction and rehabilitation of low-income housing. These credits are taken annually, for a term of ten years, beginning with the tax year in which the project was placed in service or in the following year. The program may reduce payable taxes by up to \$25,000 of non-passive income. Listed below is VHDA's most recent information about LIHTC projects being funded in Richmond in FY 2020-2021.

The City funded Baker School project \$300,000 CDBG funds and \$100,000 Affordable Housing Trust Funds. The City funded Jackson Ward Senior Apartments with \$190,000 CDBG funds for construction costs.

Project Name	Number of Units	Credit Amount Issued
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Brady Square	66	\$901,023
Cameo Street	67	\$950,000

## CR-55 - HOPWA

### Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; permanent housing placement to re-housing HOPWA clients; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

### HOPWA Number of Households Served

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	214	119
Tenant-based rental assistance	45	45
Permanent Housing Placement	68	59
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	35	47
<b>Total</b>	<b>362</b>	<b>270</b>

Table 11

### Narrative

These figures include households assisted by standard FY20-21 formula HOPWA funding, as well as CARES Act HOPWA-CV funding. The additional funding from the CARES Act allowed Richmond MSA HOPWA service providers to implement a temporary transitional housing program that provided temporary units to HOPWA eligible clients facing homelessness. As with ESG funded Rapid Re-housing programs, it is very difficult to re-housing HOPWA clients in new homes with PHP and STRMU funds due to the low rental vacancy rate in the Greater Richmond region.

## CR-60 Emergency Solutions Grant Program

### ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

**1. Recipient Information—All Recipients Complete****Basic Grant Information**

<b>Recipient Name</b>	RICHMOND
<b>Organizational DUNS Number</b>	003133840
<b>EIN/TIN Number</b>	546001556
<b>Identify the Field Office</b>	RICHMOND
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

<b>Prefix</b>	Mr
<b>First Name</b>	Patrick
<b>Middle Name</b>	
<b>Last Name</b>	Odenhal
<b>Suffix</b>	0
<b>Title</b>	

**ESG Contact Address**

<b>Street Address 1</b>	1500 E. Main St.
<b>Street Address 2</b>	Suite 400
<b>City</b>	Richmond
<b>State</b>	VA
<b>ZIP Code</b>	-
<b>Phone Number</b>	8046466711
<b>Extension</b>	0
<b>Fax Number</b>	8046466358
<b>Email Address</b>	Patrick.odenthal@rva.gov

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2020
<b>Program Year End Date</b>	06/30/2021

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** YWCA

**City:** Richmond

**State:** VA

**Zip Code:** 23219-2218

**DUNS Number:** 831287318

**Is subrecipient a victim services provider:** Y

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 73,885.94

**Subrecipient or Contractor Name:** CARITAS

**City:** Richmond

**State:** VA

**Zip Code:** 23220-2314

**DUNS Number:** 787207281

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 55,000

**Subrecipient or Contractor Name:** HOMEWARD

**City:** Richmond

**State:** VA

**Zip Code:** 23224-7505

**DUNS Number:** 145646183

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 8,000

**Subrecipient or Contractor Name:** HomeAgain

**City:** Richmond

**State:** VA

**Zip Code:** 23219-2105

**DUNS Number:** 123575573

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 169,614

**Subrecipient or Contractor Name:** Housing Families First**City:** Richmond**State:** VA**Zip Code:** 23223-4913**DUNS Number:** 005615377**Is subrecipient a victim services provider:** N**Subrecipient Organization Type:** Other Non-Profit Organization**ESG Subgrant or Contract Award Amount:** 75,000**CR-65 - ESG 91.520(g)- Persons Assisted**

\* CR-65 not required to be completed, see the ESG SAGE report.

*4. Persons Served**4a. Complete for Homelessness Prevention Activities:*

Number of Persons in Households	Total
Adults	<input type="text"/>
Children	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>
Missing Information	<input type="text"/>
<b>Total</b>	<input type="text"/>

*4b. Complete for Rapid Re-Housing Activities:*

Number of Persons in Households	Total
Adults	<input type="text"/>
Children	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>
Missing Information	<input type="text"/>

<b>Total</b>	<input type="text"/>
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*4c. Complete for Shelter:*

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	<input type="text"/>
Children	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>
Missing Information	<input type="text"/>
<b>Total</b>	<input type="text"/>

*4d. Street Outreach:*

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	<input type="text"/>
Children	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>
Missing Information	<input type="text"/>
<b>Total</b>	<input type="text"/>

*4e. Totals for all Persons Served with ESG:*

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	<input type="text"/>

Children	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>
Missing Information	<input type="text"/>
<b>Total</b>	<input type="text"/>

*5. Gender - Complete for All Activities*

	<b>Total</b>
Male	<input type="text"/>
Female	<input type="text"/>
Transgender	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>
Missing Information	<input type="text"/>
<b>Total</b>	<input type="text"/>

*6. Age - Complete for All Activities*

<b>Number of Persons in Households</b>	<b>Total</b>
Under 18	<input type="text"/>
18-24	<input type="text"/>
25 and over	<input type="text"/>
Don't Know/Refused/Other	<input type="text"/>

Missing Information	<input type="text"/>
<b>Total</b>	<input type="text"/>

### 7. Special Populations Served - Complete for All Activities

Subpopulation	Total	Total Persons Served - Prevention	Total Persons Served - RRH	Total Persons Served in Emergency Shelters
<b>Veterans</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Victims of Domestic Violence</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Elderly</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>HIV/AIDS</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Chronically Homeless</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Persons with Disabilities:</b>				
<b>Severely Mentally Ill</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Chronic Substance Abuse</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Other Disability</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Total (Unduplicated if possible)</b>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

## CR-70 Assistance Provided and Outcomes

### Shelter Utilization

### Shelter Capacity

<b>Number of New Units - Rehabbed</b>	0
<b>Number of New Units - Conversion</b>	0
<b>Total Number of bed-nights available</b>	196,662
<b>Total Number of bed-nights provided</b>	139,607
<b>Capacity Utilization</b>	70.9%

Table 24

58% of bednights in Table 24 were provided in temporary non-congregate shelter and the City of Richmond's Safety Net Shelter, both of which are the region's primary shelter responses to the COVID-19 pandemic and the increase in the region's homeless population. The hotel beds in the non-congregate shelter program were flexible to meet the need at the time; these beds were considered 100% full, since they were leased on a need basis. The traditional shelters in the region's network were working at a reduced capacity, or by half on average, during the Fiscal Year 2020 – 2021. The significant increase in the median length of stay is at least in part attributable to the fact that each shelter was being used differently. Some clients stayed in shelters longer due to medical conditions or age that makes them more vulnerable to COVID-19; this allowed clients to shelter in place to mitigate and prevent the spread of COVID-19. The COVID-19 Pandemic significantly disrupted many of the region's homeless services.

#### **Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

The Greater Richmond Continuum of Care (GRCoC) tracks HEARTH Act system level performance measures for the U.S. Department of Housing and Urban Development (HUD) and the Virginia Department of Housing and Community Development (DHCD). In addition, the GRCoC board regularly seeks public comments and reviews the system performance measures and indicators developed by the GRCoC Performance Measurement and Ranking Committees. These materials are available at <http://endhomelessnessrva.org/funding/performance>.

The system level performance measures and project level performance measures are used to review and rank applications for federal and state funding for homeless services. ESG staff participate in this ranking and review process. The GRCoC Ranking Committee advises all entitlement jurisdictions within the CoC on performance and alignment with community goals. The System Performance Measures are used by the Ranking and Performance Measurement Committees to monitor and enhance progress on system level outcomes.



Overall, the number of people experiencing homelessness in the CoC has been consistently decreasing since the peak in 2009. However 2020 to 2021, the point-in-time number increased by nearly 50% from 546 people experiencing homelessness to 838 in the GRCoC.

The stark increase in homelessness in the Richmond can be attributed to the economic effects the COVID-19 Pandemic had on individuals and families who were already living on the fringe of housing stability.

The community continues to make efforts in reducing the number of people who experience homelessness in our community. The OGR CoC uses the Homeless Management Information System (HMIS) to report on HEARTH outcomes and provide data for CAPER reports.

## CR-75 Assistance Provided and Outcomes

### Expenditures

#### ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2018	2019	2020
<b>Expenditures for Rental Assistance</b>	\$99	\$0	\$0
<b>Expenditures for Housing Relocation and Stabilization Services - Financial Assistance</b>	\$0	\$0	\$0
<b>Expenditures for Housing Relocation &amp; Stabilization Services - Services</b>	\$0	\$0	\$0
<b>Expenditures for Homeless Prevention under Emergency Shelter Grants Program</b>	\$0	\$17,019	\$0
<b>Subtotal Homelessness Prevention</b>	\$99	\$17,019	\$0

Table 25 – ESG Expenditures for Homelessness Prevention

#### ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year
--	---

	<i>2018</i>	<i>2019</i>	<i>2020</i>
<b>Expenditures for Rental Assistance</b>	\$210,919	\$171,523	\$75,479.71
<b>Expenditures for Housing Relocation and Stabilization Services - Financial Assistance</b>			\$21,055.71
<b>Expenditures for Housing Relocation &amp; Stabilization Services - Services</b>			\$52,115.40
<b>Expenditures for Homeless Assistance under Emergency Shelter Grants Program</b>			
<b>Subtotal Rapid Re-Housing</b>	\$210,919	\$171,523	\$148,650.82

Table 26 – ESG Expenditures for Rapid Re-Housing

### ESG Expenditures for Emergency Shelter

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<i>2018</i>	<i>2019</i>	<i>2020</i>
<b>Essential Services</b>	\$39,298	\$ 57,636	\$10,103.62
<b>Operations</b>	\$94,900	\$ 115,864	\$163,396.38
<b>Renovation</b>			
<b>Major Rehab</b>			
<b>Conversion</b>			
<b>Subtotal</b>	\$134,198	\$173,500	\$173,500

Table 27 – ESG Expenditures for Emergency Shelter

### Other Grant Expenditures

	<b>Dollar Amount of Expenditures in Program Year</b>		
	<i>2018</i>	<i>2019</i>	<i>2020</i>

<b>Street Outreach</b>	\$0	\$0	\$0
<b>HMIS</b>	\$8,884	\$7,500	\$8,000
<b>Administration</b>	\$22,290	\$16,914	\$24,242.03

Table 28 - Other Grant Expenditures

**Total ESG Grant Funds Expended**

Total ESG Funds Expended	2018	2019	2020
	\$376,390	\$386,456	\$354,392.24

Table 29 - Total ESG Funds Expended

**Match Source- Other Funds Expended on Eligible ESG Activities**

	2018	2019	2020
<b>Other Non-ESG HUD Funds</b>	\$342,055	\$481,639	\$
<b>Other Federal Funds</b>			\$233,320
<b>State Government</b>	\$156,882	\$261,817	\$363,721
<b>Local Government</b>	\$70,000	\$70,000	\$369,484
<b>Private Funds</b>	\$321,890	\$260,000	\$370,000
<b>Other</b>			
<b>Fees</b>			
<b>Program Income</b>			
<b>Total Match Amount</b>	\$890,827	\$1,073,456	\$1,336,525

Table 30

**Total Amount of Funds Expended on ESG Activities**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
	1,267,217	\$1,459,912	\$1,690,917.24

Table 31

## **CAPER Attachment**

***PR-26***

***SAGE HMIS Reporting***

***HOPWA CAPER***

Draft 10/08/21

Draft 10/08/21